

## **Sec. 2.6 MFR, Multi-family Residential District**

### **2.6.1 Purpose**

The purpose of this zone is to provide appropriate locations where medium to high density residential neighborhoods on lots of not less than 20,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semipublic uses such as churches, schools, trails, parks and playgrounds, etc., which serve the requirements of families. The MFR Zone District is also intended to implement infill and to encourage affordable housing within the attached mapped areas marked as Exhibit "A" and titled MFR District Map. No other areas within Grand County will be considered for the MFR Zone District. All MFR zone districts zoned before 2005 shall be regarded as MFR 20, and suitable for development of conservation subdivisions.

### **2.6.2 Master Plan Requirement**

The County Council shall require a master plan of the development. The master plan shall be approved and filed with the ordinance as part of the approval. Such required plan and ordinance shall set forth the following:

**A.** A statement by the applicant describing how the proposed development provides greater benefits to the County than would a development carried out in accordance with otherwise applicable zoning and development regulations;

**B.** A narrative addressing the proposed development explaining and tabulating the land uses by net acre, number of dwelling units by housing type, maximum building coverage by housing type, residential density and/or square footage of non-residential uses per net acre, common area acreage, potential traffic generation, overall character and architectural style, the relationship of the proposed development to existing development in the area and other related development features;

**C.** A site plan prepared in accordance with the requirements of Sec. 9.17 shall be approved and filed with the findings of fact as part of the approval; including but not limited to, major roads, major utilities, existing and proposed land uses, entrance locations on existing roads, common area, landscaping plan and a conceptual drainage plan;

**D.** Lot Design Standards to be applicable within the proposed district;

**E.** Identification of site planning features designed to ensure compatibility between on-site residential and nonresidential uses, and with the surrounding neighborhood and land uses;

**F.** A statement of how the proposed development is consistent with the General Plan; and

**G.** Other relevant information as may be requested by the Zoning Administrator.

### **2.6.3 Allowed Uses**

Uses are allowed in the MFR district in accordance with the Use Table of Sec. 3.1.

### **2.6.4 Lot Design Standards**

All development in the MFR district shall be subject to the Lot Design Standards of Article 6.

### **2.6.5 District Standards**

All principal structures shall comply with the following requirements:

**A.** The front yard setback area shall not be used for the location of any building or parking of any motor vehicles required as a part of the parking requirement or for additional visitor parking.

**B.** Multifamily structures shall be located no closer than 20 feet from any other structures;

**C.** The front of any structure shall not be located less than 25 feet from another structure or lot line.

### **2.6.6 Conditions of Approval**

~~**A.** MFR district development intended and approved for affordable housing purposes shall comply with the following standards:~~

~~1. Occupancy of such units shall be restricted to a minimum of 30 days.~~

~~2. Such units shall be deed restricted as to use and occupancy, based on criteria to be defined by the County Council and as amended from time to time. At a minimum, such use and occupancy restriction shall limit occupancy persons who are employed within the boundaries of Grand County School District; earn at least 80 percent of their household income from employment within said District boundaries; and occupy the unit as their primary residence.~~

~~3. The County Council may impose additional restrictions, such as limitations on income relative~~

to area median income (AMI) for Grand County, and household net worth as necessary to achieve the purposes of this district.

~~4. The County Council, or its designee, shall approve or otherwise qualify all occupants prior to any employee unit sales, rental or occupancy.~~

~~5. The County Council, or its designee, shall approve the deed restriction prior to any unit sales, rental or occupancy.~~

~~B. In granting such approval, the County may impose other conditions as it deems necessary to accomplish the purposes of this district, the LUC and the General Plan.~~

#### **2.6.7 Compliance with Master Plan**

All development within the MFR district shall comply with the master plan as approved and adopted by the decision-making body.